



Flat 14, 4 Dock Place  
Leith, Edinburgh  
EH6 6LU



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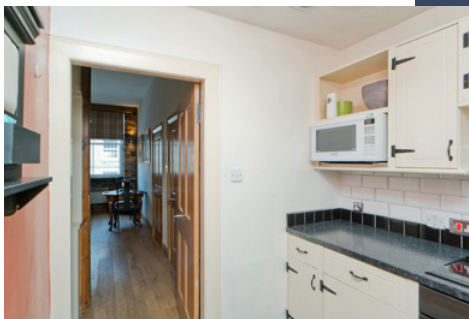


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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)





Set within the Leith Conservation Area, this charming second-floor studio flat enjoys a prime position just moments from The Shore, Commercial Quay, and the vibrant waterfront along the Water of Leith. Combining period character with modern comforts, the home features a living and dining area with a fireplace and striking exposed stone feature wall, a modern fitted kitchen, a double bedroom, a bathroom, and a versatile internal store, making it an ideal first home or investment opportunity. The location is one of Edinburgh's most sought-after, with an outstanding selection of cafés, award-winning restaurants, bars, independent shops, and scenic waterside walks all on the doorstep. Excellent public transport links also provide swift access to Edinburgh city centre and beyond, while on-street parking adds further convenience.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Features

- Second-floor flat in Leith
- Part of a handsome period building
- Located in the Leith Conservation Area
- Secure phone entry and shared stairwell
- Entrance hall
- Spacious living and dining room with fireplace
- Modern kitchen with fitted units and appliances
- Double bedroom with storage spaces
- Bathroom with overhead shower
- Versatile internal store
- On-street parking
- Electric heating and double glazing

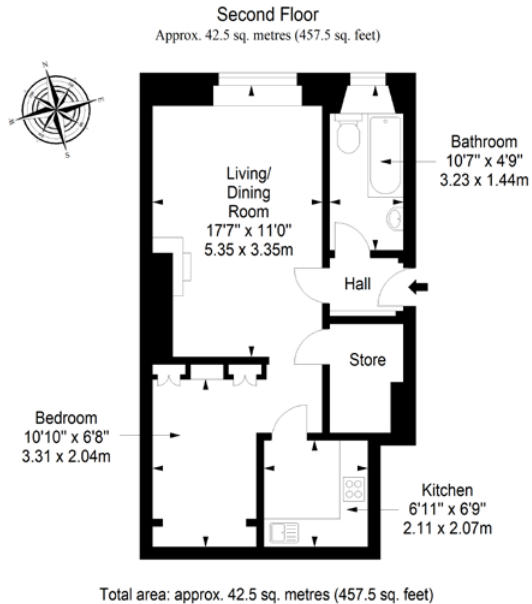








## Floorplan



EPC Rating - D | Council tax band - B | Home report Value - £170,000



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



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